

LEGAL DESCRIPTION (Deed 83, Page 1299)

Part of the Southwest Quarter of Section 13, Township 21 North, Range 4 West, Lauramie Township, Tippecanoe County, Indiana, described as follows:

Beginning at a point on the western line of the Southwest Quarter of said Section 13, said point being 330.00 feet south from the northwestern corner of the Southwest Quarter of said Section 13; thence South 8950' East, 1332.27 feet; thence South 0'08' East, 330.01 feet; thence North 8950' West, 1,084.13 feet; the nce North 0'00' East, 175.00 feet; thence North 8950' West, 248.91 feet to the western line of the southwest quarter of said Section 13; thence North 0'00' East, along the western line of the southwest quarter of said Section 13; thence North 0'00' East, a salong the western line of the southwest quarter of said Section 13, 155.00 feet to the point of beginning, containing 9.09 acres, more or less.

EXCEPT (Document No. 02037755)

A part of the Southwest Quarter of Section 13, Township 21 North, Range 4 West, Lauramie Township, Tippecanoe County, Indiana, described as follows:

Commencing at the Northwest Corner of the Southwest Quarter, of said Section 13, thence South 000' We st, 661.00 feet; thence South 8950' East, 248.91 feet to the point of beginning of this description, thence North 000' East, 175.00 feet; thence South 8950' East, 500.00 feet, thence South 000' West, 175.00 feet, thence North 8950' West, 500.00 feet to the point of beginning, containing 2.00 acres, more or less.

25' INGRESS/EGRESS & UTILITY EASEMENT

A part of the real estate conveyed to Fonda M. and Richard W. Synesael, recorded as Document Number 02037755 in the Office of the Tippecanoe County Recorder, being a part of the Southeast Quarter of Section 13, Township 21 North, Range 4 West, Lauramie Township, Tippecanoe County, Indiana, and being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Section 13; thence South 00°17'22" West (bearings based on Tippecanoe County Section corner perpetuation), along the West line of the Southwest Quarter of said Section 13 and County Road 400 East, a distance of 485.00 feet to the Northwest corner of Edward J. Sell recorded as Document Number 93-26086 in the Office of the Tippecanoe County Recorder; thence South 89°32'38" East, along the north line of Sell and the North line of Synesael, a distance of 546.43 feet to the Point of Beginning; thence South 89°32 '38" East, continuing along the North line of Synesael, distance of 50.63 feet; thence South 59°57'15" East 174.91 feet to the east line of Synesael; thence South 00°17'22" West, along the east line of Synesael, a distance of 28.80 feet; thence North 59°57'15" Wes t 233.23 feet to the Point of Beginning.

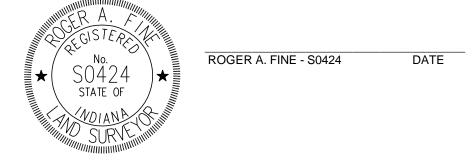
LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:

DOCUMENT NO: DEED 83, PAGE 1299
GRANTOR: DORAS EDWARD WAGNER

CHARLES E. WEST AND BARBARA E. WEST MAY 27, 1983

LAND SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA DOES HEREBY CERTIFY THAT THE ABOVE SKETCH PLAN WAS PREPARED UNDER HIS DIRECT



PREPARED FOR: CHARLES E. WEST 10601 SOUTH 400 EAST

LAFAYETTE, INDIANA 47909

TITLE HOLDER: CHARLES E. WEST AND BARBARA E. WEST AUDITOR'S KEY NUMBER: 110-04300-0090

SURVEY NOTE:

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY DEPICTED. THIS (MINOR SKETCH PLAN), OF THE UNIFIED SUBDIVISION ORDINANCE OF TIPPECANOE COUNTY AS AMENDED NOVEMBER, 1988. A BOUNDARY SURVEY MEETING THE REQUIREMENTS OF THE INDIANA ADMINISTRATIVE CODE, TITLE 865, ARTICLE 1, RULE 12 MAY BE PUBLISHED AND RECORDED AT A LATER DATE.

SKETCH PLAN NOTES:

1. CURRENT SITE ZONING IS "AW"

2. TOPOGRAPHY SHOWN HEREON IS BASED ON TIPPECANOE COUNTY GIS

3. MONUMENTS SHALL BE SET AT ALL LOT CORNERS AS PRACTICAL, AS REQUIRED BY THE UNIFIED SUBDIVISION ORDINANCE AND INDIANA CODE.

ACREAGE SUMMARY

	RECORD	COMPUTED
LOT 1	-	1.891 ACRES
LOT 2	-	2.605 ACRES
LOT 3		2.476 ACRES
R-O-W		0.116 ACRES
TOTAL	7.09 ACRES	7.088 ACRES

LEGEND

-----FP -----= FLOOD PLAIN LINE

------= PROPOSED EASEMENT

○ = DENOTES 5/8" REBAR WITH PLASTIC CAP STAMPED "FISHER P.C. 5092" (FCRS) TO BE SET AT GRADE, UNLESS OTHERWISE NOTED

△ = "MAG" OR "PK" NAIL FOUND, AS NOTED I/E & U EASE = INGRESS/EGRESS & UTILITY EASEMENT

MBSL = MINIMUM BUILDING SETBACK LINE

SKETCH PLAN WEST MINOR SUBDIVISION LAFAYETTE, INDIANA DWG. DATE 06/25/12 A PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 21 NORTH, RANGE FISHER 4 WEST, LAURAMIE TOWNSHIP, TIPPECANOE COUNTY, INDIANA CHECKED BY RAF LAND SURVEYORS CIVIL ENGINEERS **JOHN E. FISHER** & ASSOCIATES, P.C. 625-A South Earl Avenue Lafayette, Indiana 47904-3210

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COMMISSION NO. **11.24.1** SHEET 1 OF 1